

When recorded mail to:
C. MOCERI
c/o 5830 Coyote Ridge Rd
Reno, NV 89523
Mail Tax statements to above

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 6 Fee: 19.00
BK-0707 PG- 6078 RPTT: # 3



CLERK'S DEED

APN: 1219-15-001-109

EXEMPT
R.P.T.T. \$ #3

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,
The undersigned clerk of the **First Judicial District Court** in and for Storey County,
Nevada, hereinafter referred to as the "**Grantor Clerk**" *SEE EXHIBIT "A" ATTACHED*
do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to

CINDY MOCERI (formerly known as **CINDY ANDERSON**), an **unmarried woman**

All rights, title and interest in and to that certain real property situate at 970 Sheridan Lane, Gardnerville, Nevada 89410, **DOUGLAS** County, State of Nevada, more particularly described as follows:

Lot 19 as shown on the official map of Sheridan Acres Unit No. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 8, 1966, in Book 41, Page 192, as Document No. 32486.

WITNESSETH: That the **Grantor Clerk**, pursuant to a **Decree of Divorce** filed as Case Number CV-20013 in the afore mentioned Court on May 9, 2007, does, by the right and title authorized in the Decree and under Nevada law, hereby transfer all rights, title and interest in and to the afore mentioned property unto said Grantee and her successors and assigns forever, **TOGETHER** with all and singular, the tenements, hereditaments, and appurtenances, there unto belonging or in any way appertaining, and any reversions, remainders, rents, issues and profits thereof; and also in and to all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law, as in equity of, in or to the premises and every part and every parcel thereof including easements and water rights, if any, with the appurtenances, including all after acquired title.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances and privileges thereto incident unto the said Grantee, her successors and assigns forever.

IN WITNESS WHEREOF, the Clerk Grantor has executed this Clerk's Deed as of this 17 day
of July, 2007

[Signature]

Clerk of the First Judicial Court
[Signature] Dixon

SEAL

STATE OF NEVADA }

COUNTY of STOREY }

On July 17, 2007 before me, a notary public, personally appeared Vanessa
Dyer personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the
within instrument and acknowledged to me that she executed the same in her said capacity, and that by
her signature on the instrument the person executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

MariLou F. Walling
Notary Public



(NOTARY SEAL)

EXHIBIT "A"

FILED

1 Case No. CV-20013

2 Dept. No. I

3 The undersigned counsel hereby certifies
4 that there are no social security numbers
5 appearing in this document

7 MAY 9 P3:31

Lorraine Storey
LORRAINE STOREY
STOREY COUNTY CLERK

BY _____
DEPUTY

[Signature]

6 **IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF STOREY**

8
9 CINDY D. ANDERSON,

10 Plaintiff,

11 vs.

12 JEFFREY THOMAS ANDERSON,

13 Defendant.

14 **FINDINGS OF FACT, CONCLUSIONS OF LAW and DECREE OF DIVORCE**

15 THIS MATTER having come before the Court for Trial on April 25, 2007, with Defendant
16 having been found properly noticed but having failed to appear, with the Court having reviewed the
17 file in this matter, with good cause appearing therefore, the Court does hereby find,

18 CINDY D. ANDERSON is now and has been, for more than six weeks preceding the
19 commencement of this action, a bona fide resident of the State of Nevada, having been continually
20 physically present in said State for a period in excess of six weeks prior to the filing of this action,
21 with the intention of making the State of Nevada her home for an indefinite period of time; and

22 An affidavit of Resident Witness having been filed on behalf of Plaintiff CINDY D.
23 ANDERSON; and

24 Every condition of Section 125.181 of the Nevada Revised Statutes has been met; the parties
25 to this matter are incompatible; and

26 Therefore the Court, being fully advised and for good cause shown, enters this Findings of
27 Fact, Conclusions of Law and Decree of Divorce.

28 ///

Law Office of
JILL K. WHITBECK
955 S. Virginia St., Suite 220, Reno, Nevada 89502
(775) 337-8863 (Tel) (775) 337-8873 (Fax)


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FINDINGS OF FACT

1. The parties were married on October 21, 2000, in the State of Nevada, and Plaintiff CINDY D. ANDERSON has been physically present in the State of Nevada for a period in excess of six weeks prior to the filing of this action, and plans to continue to make Nevada her home for an indefinite period of time.
2. The parties are incompatible in marriage and no reconciliation is possible.
3. There are no minor children of this marriage, no adopted minor children, and the Plaintiff is not currently pregnant.

CONCLUSIONS OF LAW

The First Judicial District Court of the State of Nevada, In and For the County of Storey, has jurisdiction over all matters and the parties in this case to enter this Decree of Divorce.

DECREE OF DIVORCE

1. That CINDY D. ANDERSON and JEFFREY THOMAS ANDERSON hereby are granted an absolute Decree of Divorce, forever dissolving the bonds of matrimony now and heretofore existing between them, and restoring each of them to the status of a single, unmarried person.
2. The Plaintiff shall receive as her sole and separate property the miscellaneous items of personal property, personal possessions, articles of clothing, jewelry and the miscellaneous items of household furniture, furnishings, appliances and effects and other property in Plaintiff's possession, including 100% ownership in the real property located at 970 Sheridan Lane in Gardnerville, Nevada, any motor vehicles in her name, all bank accounts in her name, and all retirement benefits and accounts in her name. Plaintiff is granted 100% of the Sheridan Lane property in recognition of her separate property down payment contributed to the purchase of the residence, the amount of equity in the residence, and as an offset against the disproportionate amount of Plaintiff's separate and community property received by the Defendant at the time of the parties' separation.
3. The Clerk of the Court is authorized to sign whatever documents are necessary in the place and stead of Defendant so as to transfer ownership of the real property located at 970 Sheridan

1 Lane in Gardnerville, Nevada, to the Plaintiff, should the Plaintiff request such assistance. The
2 Court finds that the Defendant currently cannot be located, and that following his initial appearance
3 in this matter he has completely failed to further participate in this matter or otherwise keep the
4 Court or Plaintiff or Plaintiff's counsel advised as to his whereabouts. The Court finds that the
5 Defendant has failed and refused to cooperate with these legal proceedings since October 6, of 2006,
6 and that it is likely he is either unavailable or unwilling to cooperate as necessary to transfer title to
7 real property within the State of Nevada.

8 4. The Defendant shall receive as his sole and separate property the miscellaneous items
9 of personal property, personal possessions, articles of clothing and jewelry and the miscellaneous
10 items of household furniture, furnishings, appliances and effects and other property in Defendant's
11 possession, including the Playa Grande timeshare, any motor vehicles in his name, all bank accounts
12 in his name, and all retirement benefits and accounts in his name (if any).

13 5. The parties shall be solely responsible for any and all payments or obligations or
14 debts which may be due and payable and which were incurred by either of them after their
15 separation in July of 2005. Regarding any such obligations, payments or debts incurred by either
16 party after their separation in July of 2005, the parties will indemnify and defend each other and hold
17 the other free and harmless from any and all liability or responsibility for payment of the same.

18 6. The parties shall be solely responsible for any and all payments or obligations or
19 debts which may be due and payable and which were incurred by either of them as follows:

20 Plaintiff shall pay the mortgage on the home at 970 Sheridan Lane in Gardnerville, Nevada,
21 with the mortgage company (currently believed to be Washington Mutual) ordered to
22 provide Plaintiff with that information necessary for her to make payments and/or
23 otherwise handle all aspects of said mortgage obligation as she sees fit; any credit
24 cards in her name or against which she otherwise owes a debt; medical bills in her
25 name for her own medical expenses; and any debt other debt in her name, including
26 any debt he incurred following the parties separation.

27 Defendant shall pay any debt in his name except the home mortgage as set aside to Plaintiff,
28 including any debt he incurred following the parties separation.



